

118.0

0003

0029.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

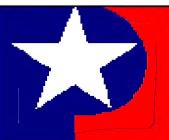
657,700 / 657,700

USE VALUE:

657,700 / 657,700

ASSESSED:

657,700 / 657,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
342		FOREST ST, ARLINGTON

OWNERSHIP

Owner 1:	MC CARTHY EDWARD E/LIFE ESTATE	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 342 FOREST ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	MC CARTHY EDWARD E/LIFE ESTATE -
Owner 2:	-

Street 1: 342 FOREST ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 5,533 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1775 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5533		Sq. Ft.	Site		0	70.	1.06	5									410,192						410,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5533.000	247,500		410,200	657,700		76250
Total Card	0.127	247,500		410,200	657,700	Entered Lot Size	GIS Ref
Total Parcel	0.127	247,500		410,200	657,700	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	370.58	/Parcel: 370.5	Land Unit Type:	Insp Date
							08/31/18

Parcel ID 118.0-0003-0029.A

!9182!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	247,600	0	5,533.	410,200	657,800	657,800	Year End Roll	12/18/2019
2019	101	FV	206,000	0	5,533.	416,100	622,100	622,100	Year End Roll	1/3/2019
2018	101	FV	206,000	0	5,533.	310,600	516,600	516,600	Year End Roll	12/20/2017
2017	101	FV	206,000	0	5,533.	281,300	487,300	487,300	Year End Roll	1/3/2017
2016	101	FV	206,000	0	5,533.	269,600	475,600	475,600	Year End	1/4/2016
2015	101	FV	193,700	0	5,533.	228,500	422,200	422,200	Year End Roll	12/11/2014
2014	101	FV	193,700	0	5,533.	216,800	410,500	410,500	Year End Roll	12/16/2013
2013	101	FV	193,700	0	5,533.	206,300	400,000	400,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CARTHY EDWAR	69927-438		9/14/2017	Convenience		1	No	No	REMAINDER PATRICIA LAWTON NOW TRUSTEE OF 342
MC CARTHY EDWAR	69927-431		9/14/2017	Convenience		1	No	No	
	13379-518		1/1/1978		41,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2005	196	Porch	16,000	C		G6	GR FY06	3 season porch

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	BS	Barbara S
12/1/2008	Meas/Inspect	336	PATRIOT
4/6/2000	Inspected	264	PATRIOT
2/15/2000	Measured	264	PATRIOT
9/1/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA / / /

